



TO LET – RETAIL UNIT

Ledbury Station

HR8 1AR



Operated by West Midlands Trains

Location:

The station is located to the north of Ledbury Town Centre within close proximity to the A438. The unit is located in a prominent position on Platform 2 adjacent the car park.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 187,960 for 2022/23.

187,960
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

New business opportunity has arisen at Ledbury Station on Platform 2. Would suit Grab & Go operator.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The premises comprise a prominent standalone retail unit to Platform 2.

Unit Size:

Retail Unit: 11 sq.m. 118 sq.ft.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.



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